

August 2020

In this report:

- Residential Growth
- Development Case Activity
- Active Residential Subdivisions
- Commercial Development
- Code Compliance
- Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

<https://www.eulesstx.gov/departments/planning-and-economic-development/development-reports>

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# Residential Growth



12

NEW RESIDENTIAL PERMITS



5

NEW RESIDENTIAL FENCE PERMITS



9

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Aug 2020	Permits in Aug		Permits YTD	
	2019	2020	2019	2020
New Residential Construction	1	12	66	66
Additions/Alterations	7	9	51	48
Residential Fence Permits	20	5	118	36
Total Residential Permits	28	26	235	150

Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

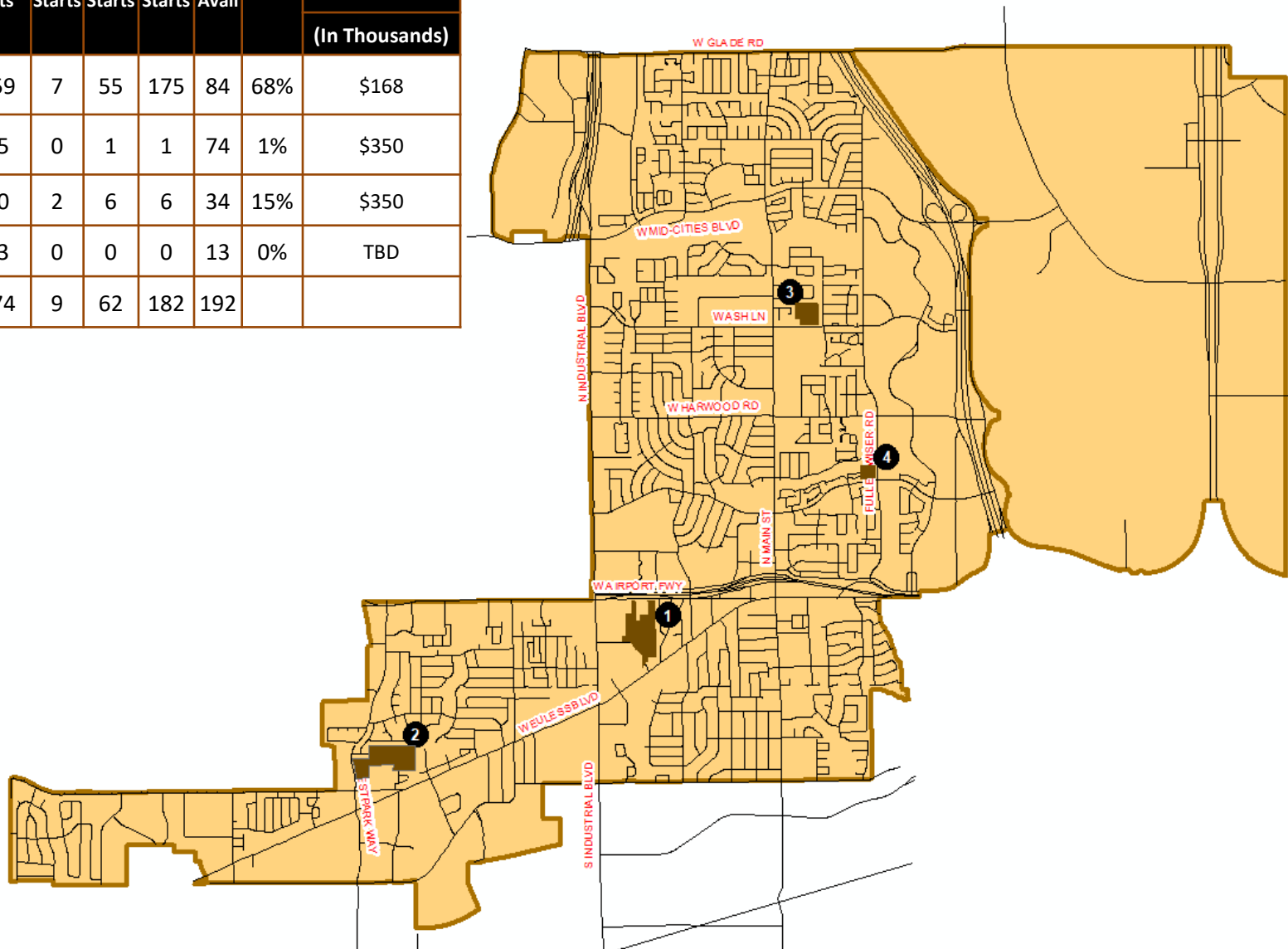
# Development Case Activity

## Development Review Cases August 2020

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
20-03-PD	Valvoline	2500 Block of Rio Grande Blvd	6/23/2020	7/7/2020	8/4/2020	8/24/2020
20-04-PD	Fire Station #1	201 E Ash Ln	6/30/2020	8/18/2020	9/1/2020	9/22/2020
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
20-01-PP	Quiktrip Main Street	NEC S. Main Street and SH 10	1/30/2020	7/28/2020	8/18/2020	NA
20-02-PP	Bear Park Estates	NWC N. Main Street and Mid-Cities	5/28/2020	7/21/2020	8/4/2020	NA
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	8/11/2020	8/18/2020	NA
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	12/10/2019	8/4/2020	NA
20-03-RP	Oakwood Terrance Elementary	700 Ranger	2/10/2020	3/17/2020		
20-05-RP	Sapphire Event Center	1300 N Main	4/28/2020	Still in Progress		
20-07-RP	Oakland Estates Blk 2, Lot 1 (2 <sup>nd</sup> )	Oak Ln at N. Main Street	7/28/2020	8/4/2020	8/18/2020	NA
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
19-14-FP	Sammy's Addition	400 W Euless Blvd	10/1/2019	Still in Progress		
20-03-FP	Harwood 360 Addition	NWC Harwood Road and SH 360	1/30/2020	Still in Progress		
20-05-FP	Glade Parks Walk Ons	2500 Block SH 121	3/2/2020	Still in Progress		
20-07-FP	Midway Square Ph II Final Lot X	NEC Fuller Wiser and SH 183	4/7/2020	Still in Progress		
20-08-FP	Glade Parks Blk D, Lot 2	2500 Block of SH 121	6/7/2020	Still in Progress		
20-09-FP	Harwood 360 Blk A, Lot 3	900 Block of E Harwood Road	6/16/2020	7/14/2020	8/4/2020	NA
20-11-FP	Ash Lane Methodist Church	1001 Ash Lane	9/7/2020	Still in Progress		
19-05-SUP	SIT Auto Care	400 Block of W. Euless Blvd	5/21/2019	Still in Progress		
20-07-SUP	Atwell Suites Hotel	Fuller Wiser Road at SH 183	4/28/2020	6/9/2020	6/16/2020	8/11/2020
20-09-SUP	Frank's Speed Shop	716 W Euless Blvd	6/23/2020	7/7/2020	7/21/2020	8/11/2020
20-10-SUP	Motel 6	110 W Airport Freeway	6/30/2020	7/7/2020	7/21/2020	8/11/2020
20-11-SUP	Urban Grooming	101 W Glade Rd #201	7/21/2020	7/28/2020	8/18/2020	9/8/2020
20-12-SUP	Miller Auto Care	301 W Euless Blvd	7/28/2020	Still in Progress		
20-13-SUP	Valvoline	2500 Block of Rio Grande Blvd	9/7/2020	Still in Progress		

# Active Residential Subdivisions

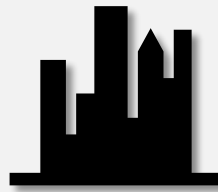
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	7	55	175	84	68%	\$168
2	Lonestar Estates PH I	75	0	1	1	74	1%	\$350
3	Ashlyn Estates	40	2	6	6	34	15%	\$350
4	Bear Park	13	0	0	0	13	0%	TBD
Totals:		374	9	62	182	192		



# Commercial Development

Commercial Permits Aug 2020	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2019	2020	2019	2020	2019	2020	2019	2020
New Commercial Construction	3	6	12	8	\$32,003,000	\$3,375,000	\$45,829,000	\$34,725,000
Additions/Alterations	9	2	55	41	\$2,332,914	\$16,850,000	\$43,811,566	\$23,189,777
Total Commercial Permits	12	8	67	49	\$34,335,914	\$20,225,000	\$89,640,566	\$57,914,777

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2019	2020	2019	2020
Accessory Building	1	3	7	12
Com. Electrical Permit	3	3	34	31
Res. Electrical Permit	6	7	75	51
Garage Sale	57	29	424	145
Lawn Sprinkler	13	14	125	49
Com. Mech. Permit	2	1	12	7
Res. Mech. Permit	28	25	198	178
Com. Plumbing Permit	6	4	37	24
Res. Plumbing Permit	15	20	112	145
Res. Water Heater	6	12	148	145
Roofing Permit	4	9	19	31
Sign Permit	13	16	126	110
Total Misc. Permits	154	143	1317	928



2

NEW COMMERCIAL PERMITS



\$3,375,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Commercial Permits Aug 2020		
Issue Date	Address	Permit Type
8/7/2020	1000 W Airport Frwy	Building Commercial Remodel
8/13/2020	1001 E Harwood Rd #88	Building Commercial Remodel
8/13/2020	150 Westpark Way	Building Commercial Remodel
8/13/2020	3050 SH 360 #100	Building New Commercial
8/13/2020	3050 SH 360 #200	Building New Commercial
8/17/2020	1400 N Main St	Building Commercial Remodel
8/18/2020	1441 W Airport Frwy	Building Commercial Remodel
8/26/2020	201 Cullum Dr	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Aug	2020
New Business	7	61
Change in Ownership	2	15
Change in Address	0	0
Change in Business Name	0	2
<b>Total</b>	9	78

Commercial Certificates of Occupancy Aug 2020				
Issue Date	Business Name	Address	Classification	Type
8/3/2020	Starbucks	1060 N Main St	Restaurant	New Business
8/7/2020	Eules Aero Components LLC	1100 S Pipeline Rd W	Manufacturing	New Business
8/7/2020	Shop N Go	3260 W Eules Blvd #1	Convenience Store	New Business
8/7/2020	Chandni Chowk Grill	918 E Harwood Rd #F	Restaurant	New Business
8/7/2020	Trinity Healthcare Services	610 S Industrial Blvd	Medical Office	New Business
8/17/2020	US Concrete	411 N Main St	Office	Change in Ownership
8/17/2020	Hala Café	605 N Main St	Restaurant	Change in Ownership
8/17/2020	Main St Group	414 N Main St #216	Medical Office	New Business
8/17/2020	Supercuts	2721 SH 121 #200	Beauty Shop	New Business

# Code Compliance

Code Compliance Calls by Topic	Count
License to be Delivered	24
Parking	35
Health Inspections	46
C. O. Inspection	9
Property Maintenance	29
Vehicle	5
Signs	1
Trash	21
Public Nuisance	19
Rental Inspection	3
Zoning	1
Streets and Sidewalks	1
High Grass and Weeds	15
Day Care Inspection	2
Pool Inspection	21
Animals	1
Watering	6
Permit	1
COVID-19 Concerns	11
Mosquito	3
Fire	0



24

PROPERTY MAINTENANCE VIOLATIONS

Code Violations Aug 2020		Aug	YTD
Case Type	Common Violation	2020	2020
Building Cases	Dangerous Conditions/Structures	0	0
	Electrical Violation	0	0
	No Violation	20	204
	Plumbing Violation	1	2
	Property Maintenance	24	143
	Screening Swimming Pools/Spa	2	3
Health	Approved Source/Labeling	10	32
	Cross Contamination	16	75
	Evidence of Insect/Rodent Contamination	3	14
	Food Contact Surfaces / Cleaning	19	66
	Handwash Facilities	8	33
	Mechanical Sanitizing	4	8
	No Alcohol License / Expired	0	2
	No Food Handler Card	1	6
	No Health License/Expired	0	2
	Non Food Contact Surfaces	17	79
	Nuisance - Pools/Spas Clarity	1	11
	Other Health Equipment	19	72
	Toxic Item Storage	2	5
Littering and Trash	Junked Vehicles	7	38
	Littering/Life Safety (24hrs)	1	4
	Trash/Littering	8	58
High Grass and Weeds Watering	High Grass and Weeds	13	248
	Watering	4	16
Zoning Violations	Fences/Walls In Disrepair	5	32
	Illegal Outdoor Storage (N)	2	7
	Illegal Outdoor Storage (R)	6	54
	Landscaping (Residential)	0	5
	Nuisance Other	6	34
	Parking Violations	0	13
	Parking on Unpaved Surfaces	2	21
	Signs/Billboards	0	40
	Solid Waste Other	0	11
	Street and Sidewalk Obstruction	7	20
	Zoning Violation (Other)	1	21
	Totals	209	1379

# Demographics and Data

## Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

## Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

## Recreation:

Euless maintains 18 parks;  
3 community buildings,  
3 swimming pools,  
2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

## CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		



## Age -

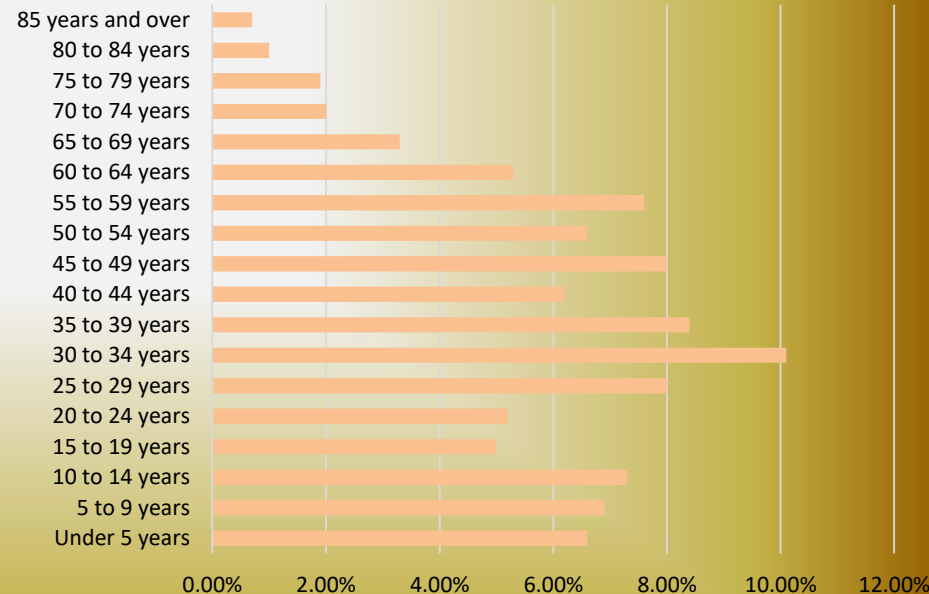
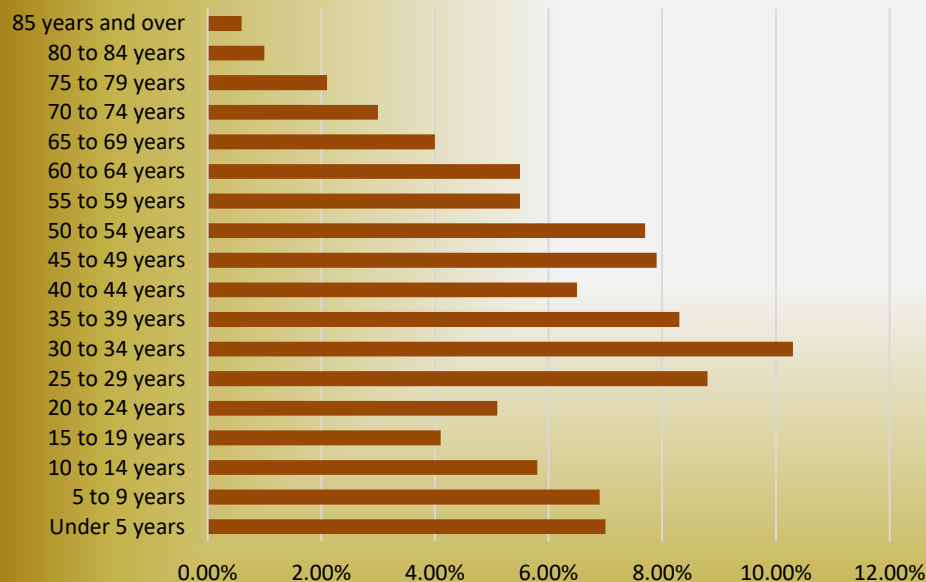
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

# Demographics and Data

City of Euless – Age Cohort Pyramid

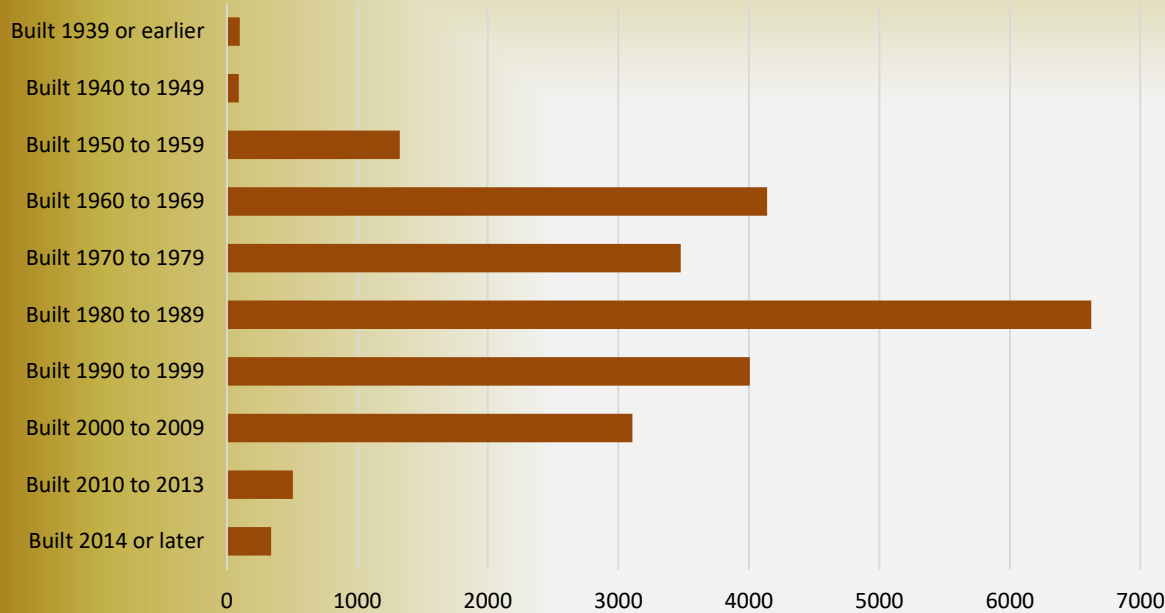
City of Euless Male  
City of Euless Female



Source: US Bureau of Census ACS 2018

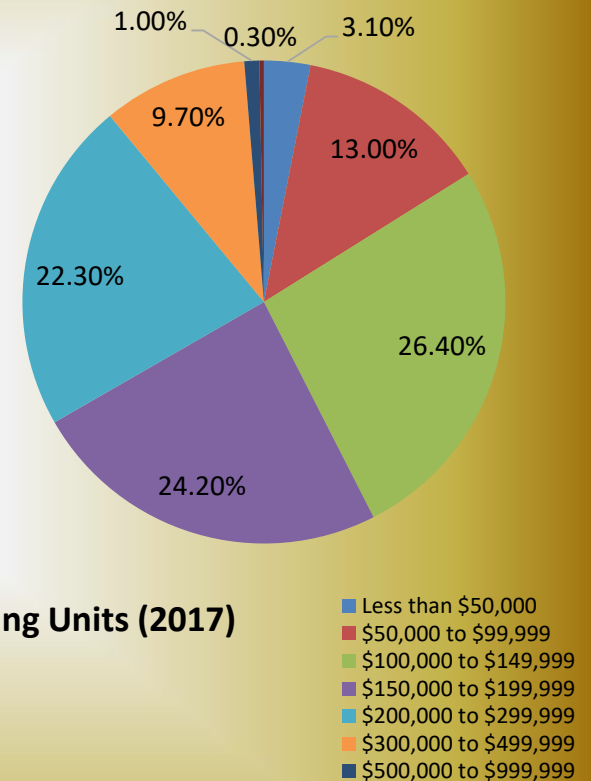
# Demographics and Data

**Total Housing Units (2018) 23,710**  
**Year Structure Built**



**Source: US Bureau of Census ACS 2018**

**Housing Valuation Percentage of Housing Units (2017)**  
**2017 Median Home Value \$163,700**



■ Less than \$50,000  
 ■ \$50,000 to \$99,999  
 ■ \$100,000 to \$149,999  
 ■ \$150,000 to \$199,999  
 ■ \$200,000 to \$299,999  
 ■ \$300,000 to \$499,999  
 ■ \$500,000 to \$999,999

# Demographics and Data

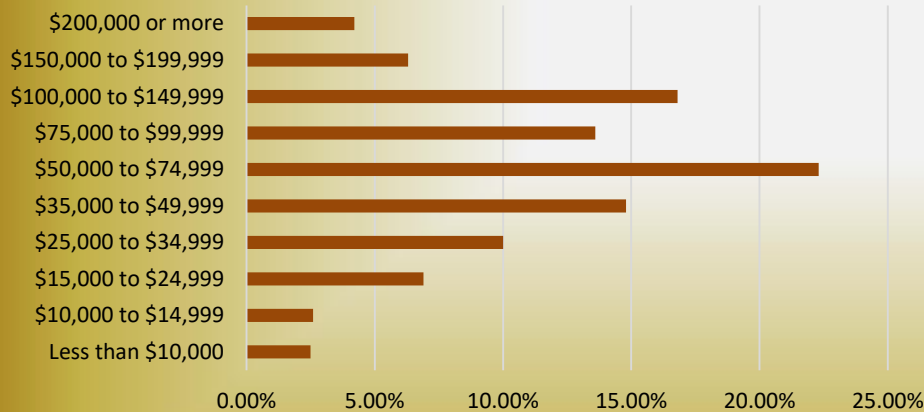
## Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

## Median Income Levels



## Euless Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2018